LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47607TYS24 Price: 398 000 EUR

agency fees to be paid by the seller

Périgord Noir – Five-bedroom home with panoramic views, pool and full basement near Plazac















INFORMATION

Town:	Plazac
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	160 m2
Plot Size:	3000 m2

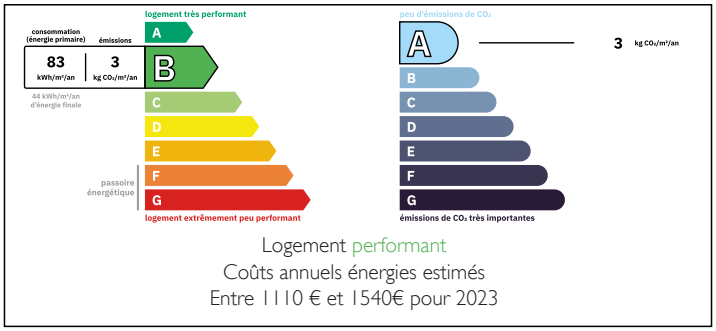
IN BRIEF

Set in an elevated position near the sought-after village of Plazac, this comfortable modern home enjoys far-reaching views across the rolling hills and woodland of the Périgord Noir.

The setting offers peaceful country living within easy reach of Montignac-Lascaux, Les Eyzies and Sarlat-la-Canéda, placing local markets, celebrated prehistoric sites, riverside villages and the wider attractions of the Dordogne within convenient reach.

With approximately 160 m² of living space, five bedrooms, a full basement and around 3,000 m² of manageable grounds, the property works equally well as a year-round family home or a generous holiday base. The covered terrace, saltwater swimming pool, orchard and vegetable-growing area create an inviting outdoor lifestyle shaped by long summer meals, poolside afternoons and open

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 1110 € et 1540€ pour 2023

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.







LOCAL TAXES

Taxe foncière: **1793 EUR**

NOTES

DESCRIPTION

The house is entered through a veranda, providing a practical and welcoming transition between the garden and the principal living accommodation.

The bright living and dining room opens through wide sliding doors onto a generous covered terrace beneath the balcony. Enjoying the same open outlook as the interior, this sheltered outdoor space is ideally positioned for dining, entertaining and relaxing throughout the warmer months.

Adjoining the living area is a fitted kitchen with solid oak cabinetry and a separate pantry. Its window overlooks the surrounding countryside, while the arrangement of the ground floor allows the kitchen, living space, veranda and terrace to connect easily for everyday family life.

Two bedrooms are situated on this level, together with a shower room and separate WC. This ground-floor accommodation offers useful flexibility for guests, multigenerational living or anyone wishing to reduce their reliance on stairs.

FIRST FLOOR

The first floor comprises three further bedrooms and a shower room with WC.

A particularly generous central landing is currently arranged as an additional sitting and television area. More than a simple circulation space, it creates a useful second reception area, reading corner or home-office space and gives the upper floor a comfortable, open feel.

BASEMENT

Extending beneath the house, the full basement measures approximately 97 m² and can be accessed internally as well as directly from the driveway.

It includes a garage, summer kitchen/utility area,